



Pear Tree Cottage

Church Road, North Newton, Bridgwater, Somerset, TA7 0BG

James
Gray

ESTATE AGENTS

A mid-terrace Victorian cottage offering scope for improvement, with long rear garden and occupying an attractive location in the centre of this popular village. No onward chain

 3  1  1

Key features

- Entrance hall
- Living room with double aspect and divided into sitting and dining areas
- Kitchen with door to rear garden
- 3 bedrooms and bathroom
- Electric heating and double glazing
- Long rear garden
- Attractive location in the centre of this popular village
- No onward chain

Services

Mains water, electricity and drainage. Electric heating

EPC rating

Band F (21)

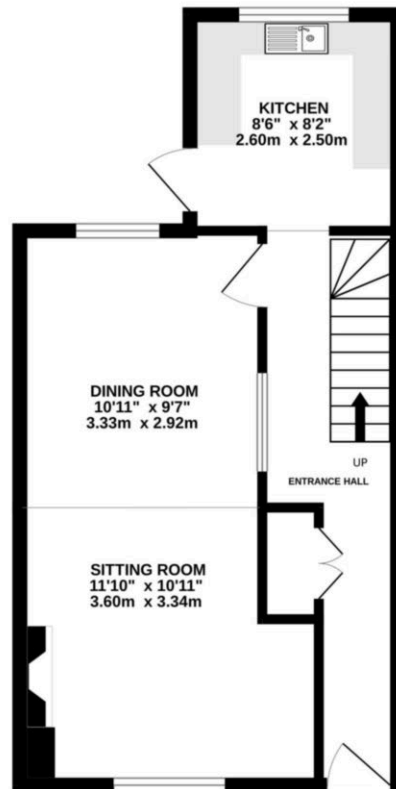
Council tax

Band B

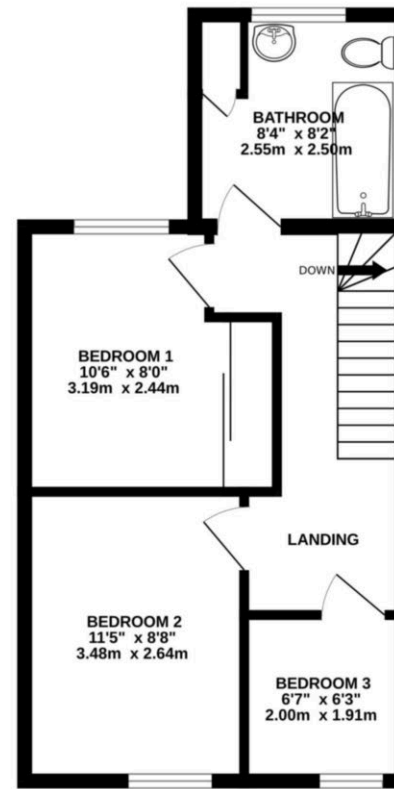




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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